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Minutes
Director Hearing

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(916) 264-5011

Thursday July 30, 2026
1:00 p.m.

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**1. Choice Gas Station Alcohol CUP Modification (Z26-015) (Noticed 5/29/2026)
[Continued from 6/18/2026]**

Location: 7900 Fruitridge Road; APN(s): 027-0081-0140-0000; (District 6)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); and **Item B.** Alcohol Retail Sales Conditional Use Permit Major Modification (P09-010) for Choice Gas Station at 7900 Fruitridge Road to remove an operating restriction that prohibits the sale of distilled spirits. The location has an existing Type 21 license through ABC.

Contact: Danny Abbes, Associate Planner, (916)-808-5873,
DAbbes@cityofsacramento.org

Item withdrawn from agenda.

2. 7615 Jacinto Road Subdivision (Z25-097) (Noticed 7/06/2026) [Continued from 7/16/26]

Location: 7615 Jacinto Rd; APN(s): 117-0202-025-0000 (District 8)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Map to subdivide a 2.4-acre parcel into 29 parcels within the Single-Unit Dwelling (R-1) zone; **Item C.** Site Plan and Design Review to review the tentative map layout with deviations to minimum lot size, width, and depth standard and construction of 29 single-unit dwellings with deviations to setback, lot coverage, and bulk control standards; and **Item D.** Tree Permit for the removal of one private-protected tree

Contact: Michael Crampton, Assistant Planner, (916) 808-8951,
MCrampton@cityofsacramento.org

Item continued to August 06, 2026.

3. Elvas Avenue Apartments (DR26-107) (Noticed 7/17/2026)

Location: 6325 Elvas Ave; APN(s): 008-0321-003-0000 (District 6)
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); and **Item B.** Three-year time extension of a previously approved entitlement (DR18-226 & Z23-018) to construct a 94,926-square-foot multi-unit residential building consisting of 60 units on an approximately 0.76-acre parcel in the C-2-TO Zone and Citywide Design Review Area.

Contact: Kevin Valente, Contract Planner, (916) 372-6100,
KValente@raneymanagement.com

Action of the Design Director: project approved subject to conditions of approval and based on findings of fact.

4. Wasserman Exercise Room (DR26-112) (Noticed 7/17/2026)

Location: 1308 38th Street; APN(s): 008-0194-012-0000, (District 4)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); and **Item B.** Construct a 190-square-foot addition to an existing detached garage with a deviation to allow the proposed addition to exceed the 33% maximum rear-yard on an approximately 0.23-acre parcel in the R-1 Zone and Citywide Design Review Area.

Contact: Kevin Valente, Contract Planner, (916) 372-6100,
KValente@raneymanagement.com

Action of the Design Director: project approved subject to conditions of approval and based on findings of fact.

5. Robla Estates Time Extension (Z26-040) (Noticed 7/17/2026)

Location: 5240 Rio Linda Boulevard; APN(s): 226-0062-014-0000, (District 1)

Entitlements: **Item A.** Environmental Exemption (Original Approval: P21-009, Mitigated Negative Declaration and Mitigation Monitoring Program (MMP) Resolution 2023-0247); **Item B.** Tentative Subdivision Map Time Extension for two years (until July 25, 2028) of a previously approved Tentative Subdivision Map to subdivide 19.58 gross acres into 177 residential lots, 33 lots for common facilities including alleys, public and private open space, landscaping, water detention, and a public park in the Multi-Unit Dwelling (R-2A) Zone; **Item C.** Site Plan and Design Review Time Extension for two years for review of the tentative subdivision map layout with deviations to reduce the minimum required lot depth, lot size, lot coverage, minimum required street frontage, and the construction of 177 single-unit dwellings with five house models/plans and four elevations; and **Item D.** Tree Permit Time Extension for two years for the removal of 40 City Street Trees and two Private Protected Trees.

Contact: Jose Quintanilla, Associate Planner, (916) 808-5879,
jquintanilla@cityofsacramento.org

Item continued to August 06, 2026.